

## ***RESIDENTIAL DEVELOPMENT ACTIVITY***

### The Residential Development Process

The residential development process encompasses the entire land development process, from the rezoning of land, through the site plan and subdivision phases, the issuance of building permits, and the construction and completion of housing units. The development process reflects active residential projects occurring in Fairfax County at one specific point in time (January 2001), and does not reflect cumulative activity occurring throughout the preceding year. Further, specific units are counted only within the stage of the development process in which they occur on January 1, 2001.

### Total Units in the Residential Development Process

As of January 2001, there were 31,284 units in the residential development process. This total represented an increase of 376 units (or 1.2 percent), from the January 2000 total of 30,908. Figure 7.1 presents, in graphical form, the total number of units in the residential development process by type of unit from 1980 to 2001.

### Total Units by Stage in the Residential Development Process

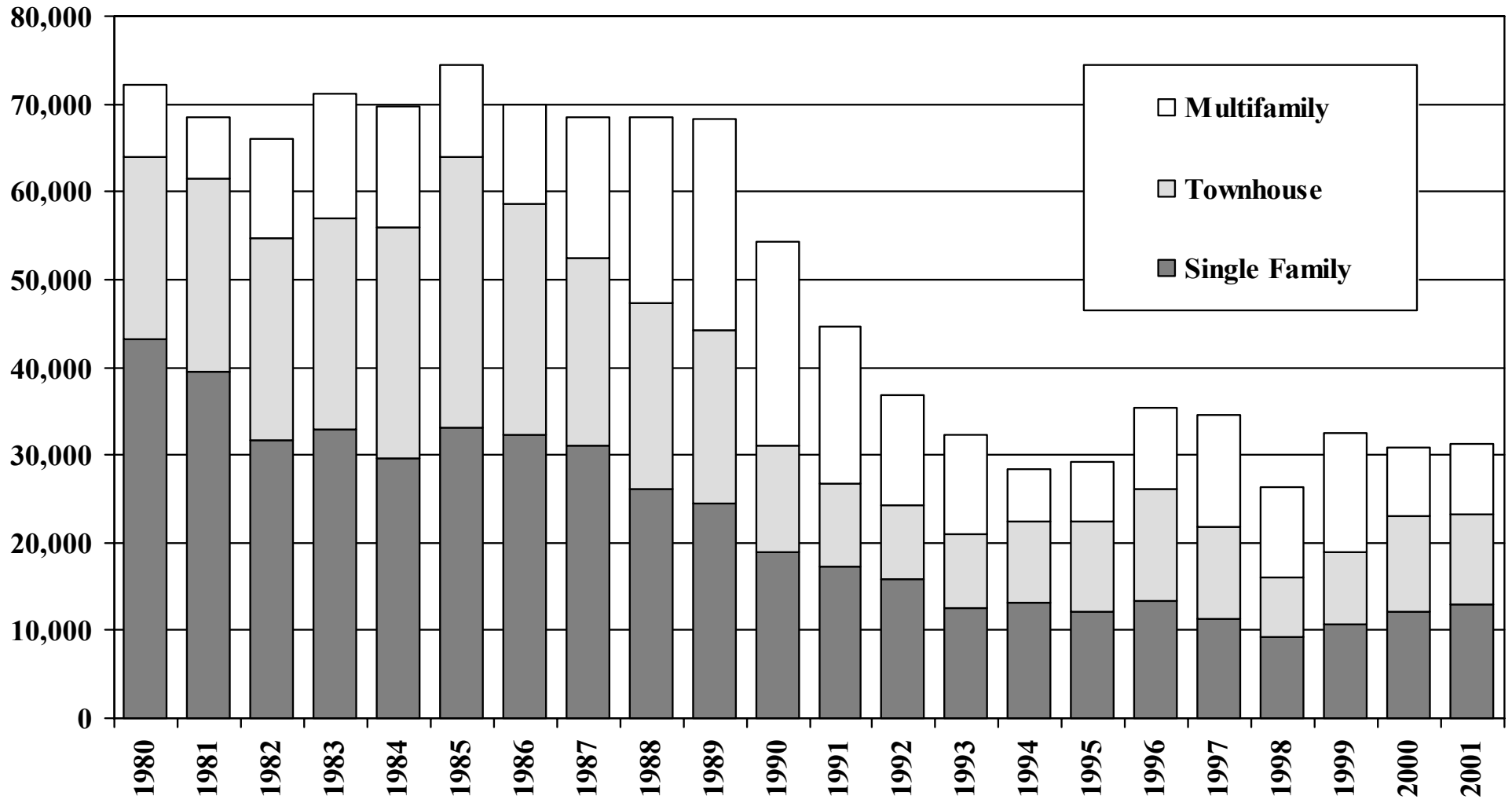
The number of residential units under construction increased by 146 units (or 11.2 percent), from 1,300 units in 2000 to 1,446 units in 2001. The number of units for which building permits were issued but not started decreased by 580 units (or -13.6 percent), from 4,256 units in January 2000 to 3,676 units in January 2001.

On approved site plans or subdivision plats there was a decrease of 124 units (or -1.3 percent), from the 2000 total of 9,310 units to 9,186 units in 2001. On site plans submitted there was a decrease of 359 units (or -4.1 percent), from 8,755 units in 2000 to 8,396 units in 2001.

For units associated with approved rezoning requests (identified as “Rezoning Granted” in the tables), there was an increase of 2,312 units, (or 42.5 percent), from the 2000 total of 5,440 units to the 2001 total of 7,752 units. Residential units counted in this stage typically are shown on development plans proffered with approved rezoning requests. For units associated with rezoning requests submitted (identified as “Rezoning Pending”), the number of units decreased by 1,019 (or -55.2 percent), from 1,847 units in January 2000 to 828 units in January 2001.

*Figure 7.1*

**Housing Units in the Residential Development Process  
by Structure Type  
Fairfax County, 1980 through 2001**



*Source: Fairfax County Department of Systems Management for Human Services 2001.*

Table 7.1 shows the number of residential units in the development process by stage, comparing January 2000 with January 2001.

<b>TABLE 7.1</b> <b>Housing Units in the Development Process</b> <b>by Development Stage</b> <b>January 2000 and 2001</b>			
Development Stage	Housing Units in the Development Process		
	2000	2001	Percent Change
Under Construction	1,300	<b>1,446</b>	11.2%
Building Permit Issued but Not Started	4,256	<b>3,676</b>	-13.6%
Site Plan Approved	9,310	<b>9,186</b>	-1.3%
Site Plan Submitted	8,755	<b>8,396</b>	-4.1%
Rezoning Granted	5,440	<b>7,752</b>	42.5%
Rezoning Pending	1,847	<b>828</b>	-55.2%
Total Units in the Residential Development Process	30,908	<b>31,284</b>	1.2%

Source: Fairfax County Department of Systems Management for Human Services.

Table 7.2 shows the total number of units in the development process by unit type. The single-family category includes only single-family detached units, while the townhouse category includes townhouses, duplexes, and multiplex units. The multifamily category includes both condominium and rental units, either of which may be garden, medium-rise, or high-rise types.

Between 2000 and 2001, the number of single-family units increased by 844 units (or 6.9 percent), while the number of townhouse units in the development process decreased by 654 units (or -6.0 percent) and the number of multifamily units increased by 186 units (or 2.4 percent)

<b>TABLE 7.2</b> <b>Housing Units in the Development Process</b> <b>By Unit Type, January 2000 and 2001</b>			
Unit Type	Housing Units		
	2000	2001	Percent Change
Single Family	12,184	<b>13,028</b>	6.9%
Townhouse	10,824	<b>10,170</b>	-6.0%
Multifamily	7,900	<b>8,086</b>	2.4%
Total Units in the Residential Development Process	30,908	<b>31,284</b>	1.2%

Source: Fairfax County Department of Systems Management for Human Services.

Figure 7.2 presents the number of residential housing units at all stages in the development process by subcensus tract.

#### Residential Development by Supervisor District

The Mount Vernon District had the largest number of units (6,998) in the development process on January 1, 2001, representing 22.4 percent of the total number of residential units in development in Fairfax County on that date. The Sully District ranked second with 5,449 units under development, accounting for 17.4 percent of the Fairfax County total. The Braddock District showed the lowest level of development activity with 365 units under development.

#### Residential Development by Planning District

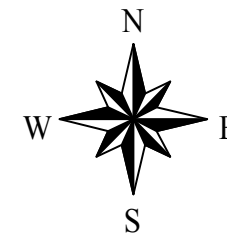
The westernmost planning districts in Fairfax County, the Bull Run and Upper Potomac Districts accounted for fully 37.8 percent of all residential units in the development process in January 2001. The Upper Potomac District accounted for the largest number of residential units in development, 6,691 (or 21.4 percent of the 31,284 total units in development countywide). The Bull Run District had the second largest amount of residential development activity with 5,128 units (or 16.4 percent of total). Thus, 62.2 percent of all residential units in the development process were located in all other planning districts in Fairfax County combined, with the Annandale, Baileys and Lincolnia Districts containing the fewest number of residential units in development.

Figure 7.2

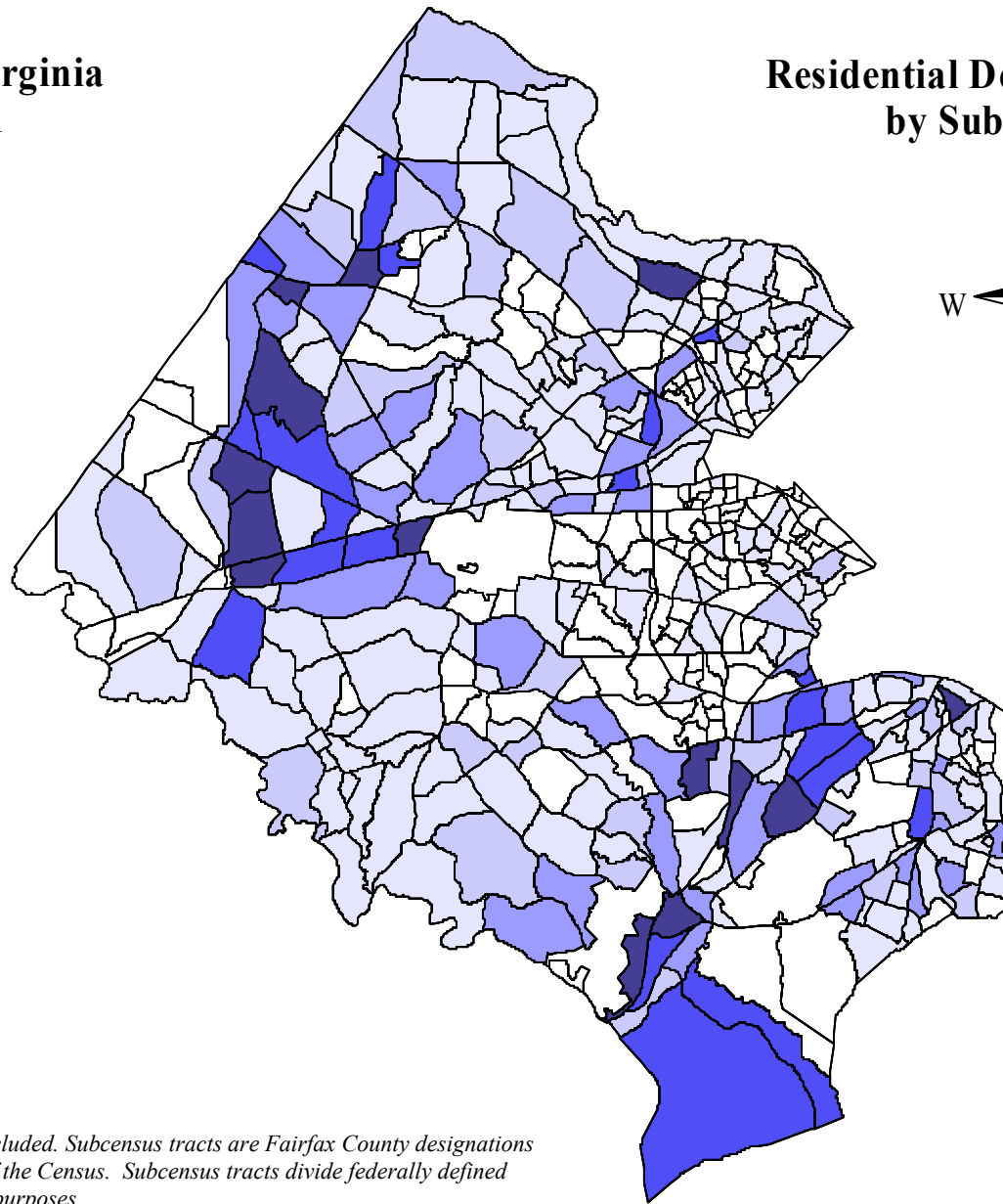
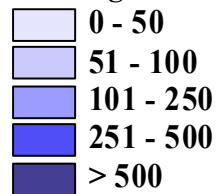
Fairfax County, Virginia  
January 2001



Residential Development Activity  
by Subcensus Tract



Housing Units



*Note: Population of City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.*

*Source: Fairfax County Department of Systems Management for Human Services.*

**TABLE 7.3**

**Residential Development Activity by Stage of Development by Supervisor District  
Fairfax County, January 2001**

Supervisor District	Under Construction				Building Permit Issued, No Construction				Site Plan and/or Subdivision Plat Approved				Site Plan and/or Subdivision Plat Submitted			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Braddock	18	0	0	18	10	0	0	10	96	61	0	157	80	0	1	81
Dranesville <sup>1</sup>	222	26	67	315	496	154	375	1,025	491	231	1	723	440	0	0	440
Hunter Mill <sup>2</sup>	129	37	0	166	92	16	594	702	232	766	0	998	427	1,297	158	1,882
Lee	51	84	0	135	44	22	379	445	877	706	50	1,633	587	1,272	219	2,078
Mason	39	0	0	39	13	43	0	56	84	0	0	84	178	40	314	532
Mount Vernon	81	43	0	124	34	0	133	167	1,817	1,536	184	3,537	469	520	0	989
Providence	78	65	13	156	39	29	276	344	293	86	0	379	448	243	0	691
Springfield <sup>3</sup>	108	49	0	157	58	33	324	415	511	533	1	1,045	175	396	3	574
Sully	172	164	0	336	118	34	360	512	574	56	0	630	964	165	0	1,129
<b>Fairfax County</b>	<b>898</b>	<b>468</b>	<b>80</b>	<b>1,446</b>	<b>904</b>	<b>331</b>	<b>2,441</b>	<b>3,676</b>	<b>4,975</b>	<b>3,975</b>	<b>236</b>	<b>9,186</b>	<b>3,768</b>	<b>3,933</b>	<b>695</b>	<b>8,396</b>

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Braddock	29	0	70	99	0	0	0	0	233	61	71	365
Dranesville <sup>1</sup>	96	0	144	240	0	0	0	0	1,745	411	587	2,743
Hunter Mill <sup>2</sup>	102	115	248	465	0	0	0	0	982	2,231	1,000	4,213
Lee	200	258	377	835	60	0	0	60	1,819	2,342	1,025	5,186
Mason	30	31	0	61	20	0	0	20	364	114	314	792
Mount Vernon	782	236	1,142	2,160	0	21	0	21	3,183	2,356	1,459	6,998
Providence	263	47	420	730	125	0	257	382	1,246	470	966	2,682
Springfield <sup>3</sup>	349	268	12	629	36	0	0	36	1,237	1,279	340	2,856
Sully	382	487	1,664	2,533	9	0	300	309	2,219	906	2,324	5,449
<b>Fairfax County</b>	<b>2,233</b>	<b>1,442</b>	<b>4,077</b>	<b>7,752</b>	<b>250</b>	<b>21</b>	<b>557</b>	<b>828</b>	<b>13,028</b>	<b>10,170</b>	<b>8,086</b>	<b>31,284</b>

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: All numbers shown in the table refer to housing units. Single Family category includes only single family detached units. Townhouse includes townhouses, duplexes, and multiplex units. Multifamily includes garden, medium-rise and high-rise units.

<sup>1</sup> Includes the Town of Herndon.

<sup>2</sup> Includes the Town of Vienna.

<sup>3</sup> Includes the Town of Clifton.

**TABLE 7.4**

**Residential Development Activity by Stage of Development by Town  
Fairfax County, January 2001**

Town	Under Constuction				Building Permit Issued, No Construction				Site Plan and/or Subdivision Plat Approved				Site Plan and/or Subdivision Plat Submitted			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Town of Clifton	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0
Town of Herndon	14	0	60	74	15	131	0	146	0	85	0	85	2	0	0	2
Town of Vienna	9	0	0	9	4	0	0	4	0	0	0	0	0	0	0	0
<b>Town Total</b>	<b>23</b>	<b>0</b>	<b>60</b>	<b>83</b>	<b>20</b>	<b>131</b>	<b>0</b>	<b>151</b>	<b>0</b>	<b>85</b>	<b>0</b>	<b>85</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>

Town	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Town of Clifton	0	0	0	0	0	0	0	0	1	0	0	1
Town of Herndon	11	0	0	11	0	0	0	0	42	216	60	318
Town of Vienna	0	0	0	0	0	0	0	0	13	0	0	13
<b>Town Total</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>56</b>	<b>216</b>	<b>60</b>	<b>332</b>

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: All numbers shown in the table refer to housing units. Single Family category includes only single family detached units. Townhouse includes townhouses, duplexes, and multiplex units. Multifamily includes garden, medium-rise and high-rise units.

**TABLE 7.5**

**Residential Development Activity by Stage of Development by Planning District  
Fairfax County, January 2001**

Planning District	Under Constuction				Building Permit Issued, No Construction				Site Plan and/or Subdivision Plat Approved				Site Plan and/or Subdivision Plat Submitted			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Annandale	22	0	0	22	5	0	0	5	17	0	0	17	3	0	1	4
Baileys	13	0	0	13	4	0	0	4	14	0	0	14	51	0	26	77
Bull Run	73	111	0	184	53	36	387	476	432	176	0	608	536	277	3	816
Fairfax	37	15	0	52	17	22	297	336	144	258	1	403	162	284	0	446
Jefferson	12	24	13	49	9	6	201	216	12	0	0	12	128	0	0	128
Lincolnia	2	0	0	2	1	43	0	44	41	0	0	41	101	40	288	429
Lower Potomac	39	7	0	46	17	0	66	83	796	668	122	1,586	351	492	0	843
McLean	125	43	0	168	447	13	0	460	251	112	1	364	269	61	0	330
Mount Vernon	28	36	0	64	6	0	67	73	796	726	68	1,590	59	79	0	138
Pohick <sup>1</sup>	125	0	0	125	72	0	0	72	685	375	0	1,060	226	0	0	226
Rose Hill	33	80	0	113	15	8	130	153	438	319	44	801	398	648	0	1,046
Springfield	17	4	0	21	29	14	249	292	470	376	0	846	189	573	219	981
Upper Potomac <sup>2</sup>	306	137	67	510	190	176	969	1,335	654	885	0	1,539	1,062	1,267	158	2,487
Vienna <sup>3</sup>	66	11	0	77	39	13	75	127	225	80	0	305	233	212	0	445
<b>Fairfax County</b>	<b>898</b>	<b>468</b>	<b>80</b>	<b>1,446</b>	<b>904</b>	<b>331</b>	<b>2,441</b>	<b>3,676</b>	<b>4,975</b>	<b>3,975</b>	<b>236</b>	<b>9,186</b>	<b>3,768</b>	<b>3,933</b>	<b>695</b>	<b>8,396</b>

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Annandale	30	0	0	30	0	0	0	0	77	0	1	78
Baileys	0	7	0	7	20	0	0	20	102	7	26	135
Bull Run	580	755	1,664	2,999	45	0	0	45	1,719	1,355	2,054	5,128
Fairfax	67	47	502	616	0	0	0	0	427	626	800	1,853
Jefferson	60	0	0	60	0	0	257	257	221	30	471	722
Lincolnia	0	24	0	24	0	0	0	0	145	107	288	540
Lower Potomac	677	172	542	1,391	0	21	0	21	1,880	1,360	730	3,970
McLean	85	0	144	229	0	0	0	0	1,177	229	145	1,551
Mount Vernon	159	269	600	1,028	0	0	0	0	1,048	1,110	735	2,893
Pohick <sup>1</sup>	80	14	0	94	0	0	0	0	1,188	389	0	1,577
Rose Hill	91	39	0	130	60	0	0	60	1,035	1,094	174	2,303
Springfield	99	0	377	476	0	0	0	0	804	967	845	2,616
Upper Potomac <sup>2</sup>	157	115	248	520	0	0	300	300	2,369	2,580	1,742	6,691
Vienna <sup>3</sup>	148	0	0	148	125	0	0	125	836	316	75	1,227
<b>Fairfax County</b>	<b>2,233</b>	<b>1,442</b>	<b>4,077</b>	<b>7,752</b>	<b>250</b>	<b>21</b>	<b>557</b>	<b>828</b>	<b>13,028</b>	<b>10,170</b>	<b>8,086</b>	<b>31,284</b>

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: All numbers shown in the table refer to housing units. Single Family category includes only single family detached units. Townhouse includes townhouses, duplexes, and multiplex units. Multifamily includes garden, medium-rise and high-rise units.

<sup>1</sup> Includes the Town of Clifton.

<sup>2</sup> Includes the Town of Herndon.

<sup>3</sup> Includes the Town of Vienna.



**TABLE 7.6**

**Residential Development Activity by Stage of Development  
by Census and Subcensus Tracts  
Fairfax County, January 2001**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
151	151.01	0	0	60	0	0	0	60
	151.02	0	0	12	0	0	0	12
	151.03	0	0	30	0	0	0	30
	Census Tract Total	0	0	102	0	0	0	102
152	152.01	1	0	36	0	0	0	37
	152.03	0	0	4	0	0	0	4
	Census Tract Total	1	0	40	0	0	0	41
153	153.01	2	0	158	0	0	0	160
	153.02	1	0	12	0	0	0	13
	Census Tract Total	3	0	170	0	0	0	173
154	154.01	3	3	67	7	0	0	80
	154.02	0	0	12	0	0	0	12
	154.03	2	67	6	0	28	0	103
	Census Tract Total	5	70	85	7	28	0	195
155	155.01	0	0	36	0	0	0	36
	155.02	0	0	2	0	0	0	2
	155.03	1	0	8	0	0	0	9
	155.04	0	0	12	0	0	0	12
	Census Tract Total	1	0	58	0	0	0	59
156	156.01	1	0	22	0	0	0	23
	156.03	0	0	102	0	0	0	102
	156.04	1	0	42	0	0	0	43
	Census Tract Total	2	0	166	0	0	0	168
157	157.01	0	0	4	0	0	0	4
	157.02	1	0	14	0	0	0	15
	Census Tract Total	1	0	18	0	0	0	19
158	158.01	0	0	152	0	0	0	152
	158.03	4	0	58	6	0	0	68
	Census Tract Total	4	0	210	6	0	0	220

**TABLE 7.6**

**Residential Development Activity by Stage of Development  
by Census and Subcensus Tracts  
Fairfax County, January 2001**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
159	159.01	0	1	30	6	0	0	37
	159.02	0	0	166	0	0	0	166
	159.04	0	1	10	0	0	0	11
	Census Tract Total	0	2	206	6	0	0	214
160	160.01	31	1	137	10	23	0	202
	160.02	3	0	30	0	38	0	71
	160.03	0	0	20	0	0	0	20
	Census Tract Total	34	1	187	10	61	0	293
161	161.01	0	0	90	30	0	0	120
	161.02	0	0	4	0	0	0	4
	161.03	1	0	36	0	0	0	37
	161.04	0	0	34	0	0	0	34
	Census Tract Total	1	0	164	30	0	0	195
163	163.01	2	2	489	0	0	0	493
	163.02	2	0	476	0	0	0	478
	Census Tract Total	4	2	965	0	0	0	971
201	201.01	0	0	72	0	0	0	72
	201.02	15	43	74	46	0	0	178
	Census Tract Total	15	43	146	46	0	0	250
202	202.01	0	0	30	300	0	0	330
	202.02	2	1	21	128	0	0	152
	Census Tract Total	2	1	51	428	0	0	482
203	203.01	0	0	28	0	0	0	28
	203.02	0	0	6	0	0	0	6
	203.03	0	0	0	104	40	60	204
	203.04	0	0	4	11	0	0	15
	Census Tract Total	0	0	38	115	40	60	253
204	204.01	0	0	12	0	0	0	12
	Census Tract Total	0	0	12	0	0	0	12

**TABLE 7.6**

**Residential Development Activity by Stage of Development  
by Census and Subcensus Tracts  
Fairfax County, January 2001**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
205	205.01	0	0	2	0	650	0	652
	Census Tract Total	0	0	2	0	650	0	652
206	206.01	0	0	4	0	0	0	4
	206.02	0	0	2	0	0	0	2
	206.03	0	0	16	40	0	0	56
	Census Tract Total	0	0	22	40	0	0	62
207	207.02	0	0	86	86	0	0	172
	207.03	5	3	15	0	0	0	23
	Census Tract Total	5	3	101	86	0	0	195
208	208.01	0	0	6	0	0	0	6
	208.03	0	0	4	0	0	0	4
	Census Tract Total	0	0	10	0	0	0	10
210	210.01	0	50	16	0	0	0	66
	210.02	0	0	6	10	10	0	26
	210.03	1	0	34	0	0	0	35
	210.04	0	18	2	347	377	0	744
	Census Tract Total	1	68	58	357	387	0	871
211	211.01	0	0	48	154	5	0	207
	211.02	60	134	184	220	25	0	623
	Census Tract Total	60	134	232	374	30	0	830
212	212.01	0	0	0	55	0	0	55
	Census Tract Total	0	0	0	55	0	0	55
214	214.01	1	0	14	0	0	0	15
	214.02	0	0	42	11	0	0	53
	Census Tract Total	1	0	56	11	0	0	68
215	215.01	0	0	10	0	289	0	299
	Census Tract Total	0	0	10	0	289	0	299
216	216.02	0	0	6	0	0	0	6
	Census Tract Total	0	0	6	0	0	0	6

**TABLE 7.6**

**Residential Development Activity by Stage of Development  
by Census and Subcensus Tracts  
Fairfax County, January 2001**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
217	217.01	0	0	2	0	0	0	2
	Census Tract Total	0	0	2	0	0	0	2
218	218.01	11	0	74	28	0	0	113
	Census Tract Total	11	0	74	28	0	0	113
	220.02	0	0	2	0	0	0	2
	220.03	0	0	154	10	0	0	164
	220.04	0	0	6	0	0	0	6
	Census Tract Total	0	0	162	10	0	0	172
221	221.01	25	73	220	461	256	21	1,056
	221.03	0	0	128	0	1,062	0	1,190
	221.04	0	0	37	372	0	0	409
	221.05	17	8	76	0	0	0	101
	221.06	0	0	0	0	73	0	73
	Census Tract Total	42	81	461	833	1,391	21	2,829
223	223.01	22	6	208	75	3	0	314
	Census Tract Total	22	6	208	75	3	0	314
224	224.01	24	9	207	67	62	0	369
	224.02	0	0	2	0	0	0	2
	Census Tract Total	24	9	209	67	62	0	371
301	301.01	0	0	4	0	0	0	4
	301.03	0	0	0	16	0	0	16
	Census Tract Total	0	0	4	16	0	0	20
302	302.01	9	4	60	32	0	0	105
	Census Tract Total	9	4	60	32	0	0	105
305	305.01	1	0	0	0	0	0	1
	Census Tract Total	1	0	0	0	0	0	1
309	309.01	7	17	70	40	44	0	178
	Census Tract Total	7	17	70	40	44	0	178
310	310.01	0	0	4	0	0	0	4
	Census Tract Total	0	0	4	0	0	0	4

**TABLE 7.6**

**Residential Development Activity by Stage of Development  
by Census and Subcensus Tracts  
Fairfax County, January 2001**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
313	313.01	0	0	6	0	0	0	6
	Census Tract Total	0	0	6	0	0	0	6
315	315.01	0	0	68	0	55	0	123
	Census Tract Total	0	0	68	0	55	0	123
316	316.01	4	181	462	424	9	0	1,080
	316.02	0	0	50	0	20	0	70
	Census Tract Total	4	181	512	424	29	0	1,150
318	318.01	0	0	24	20	20	0	64
	Census Tract Total	0	0	24	20	20	0	64
323	323.01	4	3	8	0	0	0	15
	323.02	9	8	61	0	0	0	78
	Census Tract Total	13	11	69	0	0	0	93
325	325.01	0	0	2	0	0	0	2
	Census Tract Total	0	0	2	0	0	0	2
326	326.01	0	0	36	18	11	0	65
	Census Tract Total	0	0	36	18	11	0	65
327	327.01	10	2	74	15	14	0	115
	Census Tract Total	10	2	74	15	14	0	115
328	328.01	1	0	12	0	0	0	13
	Census Tract Total	1	0	12	0	0	0	13
402	402.01	13	169	0	0	0	0	182
	402.04	0	0	0	15	0	0	15
	Census Tract Total	13	169	0	15	0	0	197
403	403.02	1	0	9	0	0	0	10
	Census Tract Total	1	0	9	0	0	0	10
405	405.03	1	0	0	12	4	0	17
	Census Tract Total	1	0	0	12	4	0	17
406	406.01	2	1	61	0	75	0	139
	Census Tract Total	2	1	61	0	75	0	139

**TABLE 7.6**

**Residential Development Activity by Stage of Development  
by Census and Subcensus Tracts  
Fairfax County, January 2001**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
408	408.01	1	0	0	1	0	0	2
	408.02	0	1	0	0	0	0	1
	408.04	0	1	0	0	0	0	1
	Census Tract Total	1	2	0	1	0	0	4
502	502.03	0	0	0	7	0	0	7
	Census Tract Total	0	0	0	7	0	0	7
504	504.03	1	0	0	0	0	0	1
	Census Tract Total	1	0	0	0	0	0	1
507	507.02	1	0	5	3	0	0	9
	Census Tract Total	1	0	5	3	0	0	9
508	508.03	12	3	0	0	0	0	15
	Census Tract Total	12	3	0	0	0	0	15
509	509.01	3	5	12	8	0	0	28
	Census Tract Total	3	5	12	8	0	0	28
511	511.02	0	0	0	44	0	0	44
	Census Tract Total	0	0	0	44	0	0	44
512	512.01	2	0	0	0	0	0	2
	512.03	2	0	0	0	0	0	2
	Census Tract Total	4	0	0	0	0	0	4
513	513.01	2	1	0	0	0	0	3
	Census Tract Total	2	1	0	0	0	0	3
518	518.01	3	0	0	0	0	0	3
	518.02	0	0	5	0	0	0	5
	518.03	0	0	0	2	0	0	2
	Census Tract Total	3	0	5	2	0	0	10
519	519.01	2	0	41	41	0	0	84
	Census Tract Total	2	0	41	41	0	0	84
520	520.01	2	0	3	0	0	0	5
	Census Tract Total	2	0	3	0	0	0	5

**TABLE 7.6**

**Residential Development Activity by Stage of Development  
by Census and Subcensus Tracts  
Fairfax County, January 2001**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
521	521.01	1	0	0	0	0	0	1
	521.02	0	0	0	0	30	0	30
	521.03	3	0	0	0	0	0	3
	Census Tract Total	4	0	0	0	30	0	34
525	525.03	0	1	0	0	0	0	1
	525.04	0	0	0	15	0	0	15
	Census Tract Total	0	1	0	15	0	0	16
526	526.02	0	43	0	60	0	0	103
	526.03	0	0	0	313	24	0	337
	Census Tract Total	0	43	0	373	24	0	440
527	527.01	1	2	0	26	7	20	56
	Census Tract Total	1	2	0	26	7	20	56
528	528.01	3	1	9	5	0	0	18
	Census Tract Total	3	1	9	5	0	0	18
601	601.01	13	1	42	0	0	0	56
	601.03	14	6	43	72	0	0	135
	Census Tract Total	27	7	85	72	0	0	191
602	602.02	0	0	10	16	0	0	26
	602.03	1	1	0	0	0	0	2
	Census Tract Total	1	1	10	16	0	0	28
603	603.01	4	0	0	7	0	0	11
	603.02	6	4	0	0	0	0	10
	Census Tract Total	10	4	0	7	0	0	21
604	604.01	1	0	28	0	0	0	29
	604.02	5	11	16	39	0	0	71
	Census Tract Total	6	11	44	39	0	0	100
605	605.01	2	3	36	36	42	9	128
	605.02	0	0	5	0	0	0	5
	605.03	2	0	0	0	0	0	2
	605.04	4	0	0	0	0	32	36
	605.05	22	16	83	158	48	0	327
	Census Tract Total	30	19	124	194	90	41	498

**TABLE 7.6**

**Residential Development Activity by Stage of Development  
by Census and Subcensus Tracts  
Fairfax County, January 2001**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
606	606.02	0	0	40	0	40	80	160
	Census Tract Total	0	0	40	0	40	80	160
607 <sup>a</sup>	607.01	3	0	0	0	0	0	3
	Census Tract Total	3	0	0	0	0	0	3
608 <sup>a</sup>	608.01	2	2	0	0	0	0	4
	Census Tract Total	2	2	0	0	0	0	4
609 <sup>a</sup>	609.01	3	2	0	0	0	0	5
	Census Tract Total	3	2	0	0	0	0	5
610 <sup>a</sup>	610.01	1	0	0	0	0	0	1
	Census Tract Total	1	0	0	0	0	0	1
611	611.01	2	0	7	0	3	0	12
	611.02	8	8	31	8	0	0	55
	Census Tract Total	10	8	38	8	3	0	67
612	612.01	1	0	0	0	0	0	1
	612.02	13	10	12	78	58	0	171
	612.03	8	4	0	38	0	0	50
	612.04	0	0	191	192	432	0	815
	Census Tract Total	22	14	203	308	490	0	1,037
615	615.01	2	0	15	0	0	0	17
	615.03	1	4	0	0	0	0	5
	615.04	0	0	0	0	0	4	4
	615.05	1	0	0	0	0	0	1
	Census Tract Total	4	4	15	0	0	4	27
616	616.01	0	75	0	0	0	0	75
	616.02	1	1	5	7	7	0	21
	616.04	24	38	0	0	0	0	62
	616.05	0	0	0	0	8	0	8
	616.06	0	0	0	0	0	257	257
	Census Tract Total	25	114	5	7	15	257	423



**TABLE 7.6**

**Residential Development Activity by Stage of Development  
by Census and Subcensus Tracts  
Fairfax County, January 2001**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
617	617.01	0	0	44	140	0	0	184
	617.02	8	0	0	34	0	0	42
	Census Tract Total	8	0	44	174	0	0	226
618	618.01	1	0	14	0	0	0	15
	618.02	0	0	6	0	47	0	53
	Census Tract Total	1	0	20	0	47	0	68
619	619.02	1	0	0	0	0	0	1
	Census Tract Total	1	0	0	0	0	0	1
701	701.01	1	0	0	3	0	0	4
	701.02	3	1	0	0	0	0	4
	701.03	0	1	5	4	0	0	10
	701.04	1	2	0	26	0	0	29
	Census Tract Total	5	4	5	33	0	0	47
703	703.01	1	0	0	0	0	0	1
	703.02	1	0	0	0	0	0	1
	Census Tract Total	2	0	0	0	0	0	2
704	704.01	2	0	0	0	0	0	2
	704.03	2	0	0	0	0	0	2
	704.05	1	0	0	0	4	0	5
	Census Tract Total	5	0	0	0	4	0	9
705	705.01	1	0	0	0	0	0	1
	705.03	7	0	0	4	0	0	11
	705.05	1	0	0	0	0	0	1
	705.06	9	3	0	0	0	0	12
	Census Tract Total	18	3	0	4	0	0	25
706	706.01	1	1	0	0	4	0	6
	706.02	0	0	0	4	0	0	4
	706.03	0	0	128	0	144	0	272
	706.04	3	0	0	0	0	0	3
	Census Tract Total	4	1	128	4	148	0	285

**TABLE 7.6**

**Residential Development Activity by Stage of Development  
by Census and Subcensus Tracts  
Fairfax County, January 2001**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
707	707.01	0	0	0	0	70	0	70
	707.03	1	3	6	0	0	0	10
	Census Tract Total	1	3	6	0	70	0	80
708	708.02	5	3	0	13	0	0	21
	Census Tract Total	5	3	0	13	0	0	21
709	709.01	5	0	5	8	0	0	18
	709.02	0	0	3	0	0	0	3
	Census Tract Total	5	0	8	8	0	0	21
710	710.01	0	0	9	0	0	0	9
	710.02	1	1	0	12	0	0	14
	710.03	2	0	0	0	0	0	2
	Census Tract Total	3	1	9	12	0	0	25
711	711.07	1	0	2	0	0	0	3
	711.08	3	2	0	7	7	0	19
	Census Tract Total	4	2	2	7	7	0	22
712	712.03	0	1	0	0	0	0	1
	712.04	30	11	0	67	0	0	108
	Census Tract Total	30	12	0	67	0	0	109
713	713.01	6	4	0	107	54	0	171
	713.02	1	0	0	6	6	0	13
	Census Tract Total	7	4	0	113	60	0	184
714	714.01	1	0	0	0	0	0	1
	Census Tract Total	1	0	0	0	0	0	1
801	801.01	7	6	49	0	0	0	62
	801.02	4	2	0	0	0	0	6
	801.03	5	0	0	36	0	0	41
	801.04	0	0	0	7	0	0	7
	801.05	4	0	0	2	0	0	6
	Census Tract Total	20	8	49	45	0	0	122
802	802.01	27	414	86	87	0	0	614
	802.02	4	0	0	5	0	0	9
	802.03	0	4	0	0	0	0	4
	Census Tract Total	31	418	86	92	0	0	627

**TABLE 7.6**

**Residential Development Activity by Stage of Development  
by Census and Subcensus Tracts  
Fairfax County, January 2001**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
803	803.01	18	4	13	21	0	0	56
	803.02	4	1	0	0	0	0	5
	803.03	20	5	35	16	0	0	76
	Census Tract Total	42	10	48	37	0	0	137
804	804.01	7	0	59	29	0	0	95
	804.02	6	8	0	25	0	0	39
	804.03	2	0	0	0	0	0	2
	804.04	25	8	75	13	0	0	121
	804.05	5	1	6	33	0	0	45
	Census Tract Total	45	17	140	100	0	0	302
805	805.01	0	0	13	0	0	0	13
	805.02	3	4	5	5	0	0	17
	805.03	17	13	48	338	0	0	416
	Census Tract Total	20	17	66	343	0	0	446
808 <sup>b</sup>	808.01	69	1	0	2	11	0	83
	Census Tract Total	69	1	0	2	11	0	83
809 <sup>b</sup>	809.01	5	145	85	0	0	0	235
	Census Tract Total	5	145	85	0	0	0	235
810	810.01	20	395	0	0	0	0	415
	Census Tract Total	20	395	0	0	0	0	415
811	811.01	0	170	0	0	445	0	615
	811.02	28	105	0	24	0	0	157
	811.03	1	0	0	12	12	0	25
	811.04	6	11	0	26	0	0	43
	Census Tract Total	35	286	0	62	457	0	840
812	812.01	0	0	0	141	0	0	141
	Census Tract Total	0	0	0	141	0	0	141
815	815.01	9	14	36	0	0	0	59
	Census Tract Total	9	14	36	0	0	0	59

**TABLE 7.6**

**Residential Development Activity by Stage of Development  
by Census and Subcensus Tracts  
Fairfax County, January 2001**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
816	816.01	29	7	35	61	0	0	132
	816.02	1	0	15	14	0	0	30
	Census Tract Total	30	7	50	75	0	0	162
817	817.01	6	9	44	16	0	0	75
	817.02	20	17	4	71	0	0	112
	817.03	0	1	0	0	0	0	1
	817.04	7	1	88	5	0	0	101
	Census Tract Total	33	28	136	92	0	0	289
819	819.01	1	0	0	40	0	0	41
	819.02	1	2	54	6	0	0	63
	Census Tract Total	2	2	54	46	0	0	104
820	820.01	0	0	0	48	5	0	53
	Census Tract Total	0	0	0	48	5	0	53
822	822.01	19	74	710	710	0	0	1,513
	822.03	0	120	0	185	0	0	305
	Census Tract Total	19	194	710	895	0	0	1,818
823	823.01	0	0	0	32	0	0	32
	Census Tract Total	0	0	0	32	0	0	32
824	824.01	2	0	0	0	0	0	2
	Census Tract Total	2	0	0	0	0	0	2
825	825.01	49	141	56	0	0	0	246
	825.02	39	42	48	389	0	0	518
	Census Tract Total	88	183	104	389	0	0	764
826	826.01	2	1	12	126	0	300	441
	826.02	105	35	187	91	47	0	465
	Census Tract Total	107	36	199	217	47	300	906
901	901.02	0	0	0	40	0	0	40
	901.04	12	5	74	0	0	0	91
	Census Tract Total	12	5	74	40	0	0	131

**TABLE 7.6**

**Residential Development Activity by Stage of Development  
by Census and Subcensus Tracts  
Fairfax County, January 2001**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
905	905.01	10	1	0	0	0	0	11
	905.02	8	4	44	39	61	36	192
	Census Tract Total	18	5	44	39	61	36	203
909 <sup>c</sup>	909.01	2	2	0	8	0	0	12
	Census Tract Total	2	2	0	8	0	0	12
910	910.02	3	5	0	0	0	0	8
	Census Tract Total	3	5	0	0	0	0	8
911	911.01	3	0	87	0	0	0	90
	Census Tract Total	3	0	87	0	0	0	90
912	912.01	0	0	16	0	0	0	16
	Census Tract Total	0	0	16	0	0	0	16
913	913.02	0	1	0	0	0	0	1
	913.04	7	0	0	10	22	9	48
	Census Tract Total	7	1	0	10	22	9	49
914	914.01	37	16	0	260	178	0	491
	Census Tract Total	37	16	0	260	178	0	491
915	915.01	44	41	188	225	283	0	781
	915.02	1	1	0	45	1,489	0	1,536
	Census Tract Total	45	42	188	270	1,772	0	2,317
916	916.01	22	364	7	45	514	0	952
	Census Tract Total	22	364	7	45	514	0	952
917	917.01	34	38	115	112	118	0	417
	917.02	0	0	1	0	0	0	1
	917.03	3	0	65	39	334	0	441
	917.04	15	319	0	92	0	0	426
	Census Tract Total	52	357	181	243	452	0	1,285
918	918.01	0	0	12	1	0	0	13
	Census Tract Total	0	0	12	1	0	0	13

**TABLE 7.6**

**Residential Development Activity by Stage of Development  
by Census and Subcensus Tracts  
Fairfax County, January 2001**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
919	919.01	2	1	0	0	0	0	3
	919.02	1	0	0	0	0	0	1
	919.03	2	1	0	0	0	0	3
	919.05	8	10	2	0	0	0	20
	919.06	3	0	0	0	0	0	3
	919.07	2	0	68	0	0	0	70
	919.08	0	0	6	0	0	0	6
	919.09	2	0	2	0	0	0	4
	919.10	0	1	3	0	0	0	4
	919.11	0	0	2	0	0	0	2
	919.12	3	1	3	0	0	0	7
	Census Tract Total	23	14	86	0	0	0	123
920	920.01	12	3	0	8	0	0	23
	920.02	4	2	0	0	0	0	6
	920.03	7	1	0	17	0	0	25
	Census Tract Total	23	6	0	25	0	0	54
921	921.01	0	0	2	0	0	0	2
	921.02	0	0	10	0	0	0	10
	921.03	2	1	39	0	0	0	42
	921.04	0	1	8	0	0	0	9
	921.05	6	1	47	19	0	0	73
	921.06	1	1	9	0	0	0	11
	921.07	1	0	8	0	0	0	9
	Census Tract Total	10	4	123	19	0	0	156
922	922.01	0	0	36	0	0	0	36
	922.02	13	2	65	0	0	0	80
	922.03	6	1	34	7	0	0	48
	922.04	3	0	145	26	0	0	174
	922.05	5	9	151	0	5	0	170
	Census Tract Total	27	12	431	33	5	0	508

**TABLE 7.6**

**Residential Development Activity by Stage of Development  
by Census and Subcensus Tracts  
Fairfax County, January 2001**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
923	923.01	1	0	8	0	0	0	9
	Census Tract Total	1	0	8	0	0	0	9
924	924.01	0	0	63	0	0	0	63
	Census Tract Total	0	0	63	0	0	0	63
<b>Fairfax County</b>		<b>1,446</b>	<b>3,676</b>	<b>9,186</b>	<b>8,396</b>	<b>7,752</b>	<b>828</b>	<b>31,284</b>

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: All numbers shown in the table refer to housing units.

Note: All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02, and 160.03 comprise U.S. Census Bureau census tract 4160.

<sup>a</sup> Comprises part of the Town of Vienna.

<sup>b</sup> Comprises part of the Town of Herndon.

<sup>c</sup> Town of Clifton.